

**City of Eau Claire
Plan Commission Minutes
City Hall, Council Chambers
September 14, 2015 7:00 p.m.**

Members Present: Messrs. Radabaugh, Seymour, Larsen, Pederson, Granlund, Brenholt, Weld
Ms. Mitchell, Ebert

Staff Present: Messrs. Tufte, Ivory, Noel, Genskow

The meeting was chaired by Mr. Weld.

1. **Comprehensive Plan**

Darryl Tufte presented the 10-year update for the 2015 Comprehensive Plan. He reviewed that a 40-person citizen advisory committee guided the process through 10 meetings, that the Plan Commission held 27 meetings over the last two years reviewing the plan, there were two open houses, and city committees and outside groups provided comments. The plan covers the nine required elements, but a new chapter on neighborhoods was added. This chapter has policies on improving older sections of the core city and calls for a summit next year to begin work. Other examples of new projects added to the plan were: sub area land use plans with adjacent towns, improvement of Galloway Street to compliment Birch Street route into downtown, a new park at Folsom Street by Roosevelt School due to the expansion need of that school, and how to reuse retiring older church buildings. Changes to the existing Sustainability Chapter reflect the Advisory Commission on Sustainability's work plan. No amendments were made to the recently approved Health Chapter. He noted upcoming projects in 2016: street tree policy, commercial design standards, airport zoning, landmarked opt-out properties, parking zoning standards, and registration and inspection of rental properties. An April letter from Eau Claire County was received. It had the courthouse boundary as a concern. The commission has called for maintaining homes along Lake Street and First Avenue. The Randall Park Neighborhood Association sought this housing to serve as a buffer. Mr. Tufte stated, other concerns can be clarified with a call to the county planning director.

Helene Smiar, 320 Broadway Street supported the idea of a rental housing inspection program because of health, safety and welfare of tenants and possible fear of landlord retaliation. She believed a new program should focus on the problem properties and not ones that have been doing well. She restated their neighborhood support to maintain homes along First Avenue.

Sean Bohan, 1105 Elm Avenue W., Menomonie, stated he works as a site designer and thought 20 percent steep slope regulations should be handled more by city staff to allow exceptions to the rule.

Commissioners thanked the public for attending all the meetings and supporting the process.

Mr. Larsen shared he was excited about the new downtown bus transit planning effort, future passenger rail, railroad quiet zones, the Galloway Street reliever corridor, the Cameron Street/I-94 interchange, and attention to older neighborhoods with a rental licensing program and a

planning summit. He pointed out that this update considered more deeply issues of poverty, income and economic development.

Mr. Weld stated the community produced a quality plan and it is a guide to better the city in the next ten years. He thanked staff and members of the commission for their work.

Ms. Mitchell motioned to recommend approval of the update to the City's Comprehensive Plan. Mr. Larsen seconded and the motion carried.

2. **SITE PLAN AMENDMENT (SP-1439 Amd) – Master Sign Plan, Fairfield Inn & Suites**

Mr. Ivory presented a request to amend site plan (SP-1439) to allow for a monument sign for Fairfield Inn & Suites at 1666 Princeton Crossing. The proposed sign would be in front of the hotel, at a 20' setback, 40 sq. ft. in size and 8' in height. Staff thinks the sign is acceptable and the amendment would also allow for other coordinated monument-style signs not exceeding the height or size of the proposed sign for the other parcels within the development. This would limit sign clutter along U.S. Hwy. 53 and be consistent with the original approval of the master sign plan approved in 2014, which in exchange pole signs, allowed for a 8' x 20' overall directory sign near the development's main entrance.

No one spoke in support or opposition of the item.

Mr. Granlund motioned to approve the master sign plan amendment per the conditions of the staff report. Ms. Ebert seconded and the carried.

3. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None.

B. Future Agenda Items

None.

C. Additions or Corrections to Minutes

None.

4. **MINUTES**

The minutes of the meeting of August 31, 2015 were approved.



Jamie Radabaugh, Secretary